

Good Prices Continue Chief Feature of Real Estate Deals

High Prices of Realty Justify the Faith in Future Great Values

Washington Real Estate Men Express Views Concerning Recent Extraordinary Sales. Regarded as Proofs of Confidence.

"Are we building too fast? Are prices that have been recently paid for business property too high? Are we in the midst of a real estate boom, or are conditions normal and warranted by the prospects of the future?"

These are questions that have recently been propounded by The Times reporter to several prominent real estate men and an expression from them requested. The general consensus was that while it was true the present spring business was of an extraordinary nature and prices paid for some properties seemed almost to stagger belief, the facts were that people are only just waking up to the great possibilities of the city. Prices in some cases seemed high only by comparison with those existing some years ago. But that was because ten or twenty years ago Washington people did not appreciate the great opportunities which were at hand and allowed others to reap the golden harvest. The interviews follow:

W. RILEY DEEBLE.

"Outside people appreciate more and more the value of Washington properties," said W. Riley Deeble, "and are rapidly taking up the bargains which we here have overlooked. They fully realize that every piece of property offered does not of necessity show an immediate return upon the investment at a high rate, but taking the increment that may attach within five or ten years the investment of funds now must show a good return. At the present rate of prices asked it may not be possible to produce more than 4 or at the most 5 per cent return on high priced properties, but when is added to this the enhancement that must of necessity come within ten years, the rate will easily be doubled."

"Washington, as the nation's Capital, must always be attractive to people of wealth and refinement, and the fact that we are free from the vicissitudes that obtain in cities dependent upon manufacturing or other interests, must make our realty values certain and sure."

W. H. RIDENOUR.

"The buying is of a good strong character that gives promise of continuing. In no sense does it partake of a speculative or boom character and the deals made are liberally provided for."

HOMER GUERRY.

"The Times has called attention to the unusual demand for the two lines of District real estate which are farthest apart—that is for business and suburban properties—and to the apparent lack of demand for property in the present residential section. This condition may seem a little curious at first glance, but might be easily explained. The extraordinary demand of late for business property has doubtless been occasioned by the increasing growth of the city. At no time in its history have there been so many large public improvements under way, and the increase in population and wealth is becoming greater year by year."

"Washington has been for a long time the official center of the nation, and it is now almost the political and social, and is becoming the educational and financial center as well. It is already without doubt the most attractive residence city in the country. The increase in population and wealth necessarily causes increase in business, the extension of the business area, and an acute demand for strategic positions. Strictly speaking, the city may never become an industrial center or commercial mart, but the varied interests centering here will incidentally develop industries and lines of business hitherto unknown."

"The unusual demand for suburban homes is doubtless due to the growing tendency in all large cities to seek the beauties and comforts of the suburbs, where residence has recently been made possible for the business man by the trolley system and its development. He can now reside from five to ten miles from his business and keep in touch with it at all times, and be almost as near his office, in point of time, as the man who resides only a few city blocks away. With the same city conveniences, almost any individual would prefer a home which can be walked around without trespassing on another's property, and it is confidently predicted that within twenty-five years the present suburbs will contain the greater part of the city's population, and that their development will go beyond the wildest promises of the present promoters."

"This does not mean, however, that the old residence property will go begging. Some people prefer to be as near business as possible—others have to be there to do their work, in the natural course of events the greater part of the old section will be absorbed for business purposes."

WILLIAM A. HILL.

"Even if Washington were no different from the other States there are a number of reasons why she should grow, among others being the widespread prosperity of the country and the natural tendency of cities of this class to increase. But in Washington's case there is a growing reason. This city is unique. Like New York, she is in a class by herself. As the nation grows she will grow, and in increasing ratio. She is recognized as the country's most beautiful city, and is destined to be the most beautiful of all ages. As such she cannot help but attract both from home and abroad. The beauty of Paris means millions of dollars to that city and to France every year from those who are attracted from all quarters of the globe for visits of longer or shorter duration. Washington's beauty is a growing asset. The number of outside investors has been steadily growing for years, but most noticeable of all is the awakening as to the value of Washington realty that has come to local capital. For the outsiders can be said to have seen the real 'discovery' of Washington's real promise as an investment. The growth of the governmental

business in Washington is a factor in development. As the country grows its business must expand. Practically every department has outgrown its quarters, while the last few years have seen the institution of one new one and a considerable number of new bureaus and divisions. The aggregate amount of public improvements going on in Washington, given barely passing notice by the generality of people here, would be a great topic of conversation and source of local pride and felicitation in any other city of the country. We are too apt to take it as a matter of course here. The effect of all this substantial growth and expenditure of money here cannot but have its effect, however."

HARRISON REALTY CO.

The views of the firm of the Harrison Realty Company can be best given in a letter which they recently addressed to an out-of-town client. While not directly answering the questions, it makes a presentation so convincing that it but accentuates the general opinion sought to be secured. "At the present time there is in course of construction, or projected and sure to be erected, buildings of the value of \$75,000,000. This stupendous work is being done by the National Government, the government of the District of Columbia, the great railroads centering here, and by private enterprises. This is not the work of the boomer or speculator, it is simply the natural growth of the Nation's Capital. Every dollar spent in construction is a dollar spent in the improvement of the whole city."

"The city of Washington stands in a class by itself. Its position every way is peculiarly its own and cannot be duplicated. It is, and will continue to be, the National Capital. It is more than that, for it stands as a loadstone to which is attracted the ambitious, the wealthy and lovers of art and beauty from every nation on the Western Hemisphere. Indeed, Washington may be styled, and not inappropriately, the Capital of all the Americas."

"Its future is assured, its progress is certain, its destiny is to become the greatest capital city in the world. The population of Washington does not ebb and flow with industrial activities or depressions. Our capitalists are farseeing, broad gauge and humane. Our workmen are intelligent, conservative and considerate. With such factors working for the welfare of the city strikes and lockouts are rare."

NEW APARTMENTS STILL IN DEMAND

Capital Gladly Seeks This Form of Investment.

Is the building of apartment houses overdone? This is the cry that has been going on for the past three years and still builders continue to build and capital continues to embark in additional enterprises of this character with every confidence that the investment will prove a good one. Last month five permits were taken out for new houses of this description, while in the reports for April a permit for the Burlington which is to cost \$400,000, showed plainly that capital was still undeterred by the suggestion of an oversupply of this kind.

Demand for Houses Increases. At the same time, it is noted, the building of rows of houses and detached dwellings goes on at an accelerated pace and yet the cry is heard on every side that good houses are hard to find for desirable renters. Agents claim that they are unable to keep supplied with houses of moderate size, while at the same time flat owners have no difficulty in promptly securing tenants for the new apartments, long before they are completed. Nor can it be claimed that old houses or apartments are made to suffer by it, as anyone taking the trouble to make a round of the real estate offices will find a very limited number of each on their books.

Columbia Heights Favorite Section. Columbia Heights has been a favorite locality for the erection of apartment houses, and a surprising number of them have been built on that hill. About twelve years ago the Harding, which stands on the corner of Fourteenth and Girard streets, was the first one of its kind in that section. Today two scores of modern apartment houses cover the hill, and the construction of others is now under way. The prices which they bring when brought to sale are generally of a most satisfactory nature and give added force to the claim that, as yet, at least, the demand is in excess of the supply.

Sale of the Huntington. The most recent sale in that section is that of the Huntington, on the east side of Fourteenth, between Fremont and Girard streets, which was bought

Some Types of Columbia Heights Apartment Houses



THE HARDING, First Apartment House Built on Columbia Heights.

The Styles Here Shown Give a Fair Idea of the Architecture Just Now Popular in This Fashionable Northwest Section



THE VAN COURTLAND, One of the Homelike Apartment Houses Recently Erected on the Heights.

by John W. Morris, of this city, through the office of the A. F. Fox Company, for \$75,000. It has been built but a few months, is one of the many improvements projected, and built in that section by Lewis E. Breuninger. The design is of the most pleasing character and is in keeping with the many handsome houses that show his handiwork all through that section.

Van Courtland's Unique Design. On Belmont street, between Fourteenth and Fifteenth, is the Van Courtland, the property of Leo Simmons, which, under the charge of Thos. J. Fisher & Co. is considered an ideal home. On Euclid street the Solano is a very decided departure in the plan of apartment houses. It is after a design by Architect C. B. Kesterling, and presents the appearance rather of a handsome private residence than that of an apartment house. The interior arrangements are of an unusually tasteful and exclusive style, and in every way the effect is carried out of a private home. The owner is Mrs. Kate I. Davis, who has placed the property in the charge of the F. H. Smith Co.

A tour of the city would show a great number of this class of buildings, the estimate of 330, ranging from four-story to ten-story ones, not being considered at all out of the way. With all this the demand still keeps up, and the best answer to the question, "Is there room for more?" is found in the fact, as stated at the beginning, that builders are still busily engaged in erecting others.

PARTY WALL REGULATION SUSTAINED BY COURT. Justice Barnard in Criminal Court, No. 2, yesterday sustained section 57 of the building regulations, which provides that no party wall shall be constructed in the District of less thickness than thirteen inches.

Thomas E. Smithson in erecting six dwellings at 232 to 242 Fourteenth street, desired to use a dividing wall of only nine inches, but the permit was refused on the ground that the proposed construction would violate section 57. He thereupon petitioned for a writ of mandamus against Building Inspector Snowden Ashford and the District Commissioners, which was denied by Justice Barnard.

SPECIAL! For Sale or Exchange Well-Built 10-Room House In the downtown section, one short block from Conn. ave., 5 minutes' walk from WHITE HOUSE. House is in excellent condition, 4 bath rooms, 3 of which have open plumbing. \$11,000. Owner will take small house or building lot in part payment. Trust of \$5,000 at 4 1/2 per cent can remain on property. All offers will be given due consideration. See Thos. J. Fisher & Co. (INCORPORATED), 1414 F Street N. W.

MUST BE SOLD TO CLOSE AN ESTATE Valuable Business Corner About One Square From Ninth and F Sts. N. W. Fronting 82.3 on 9th st. and 170.5 ft. on Grant st. This is a northwest corner in the business center, and is valuable for stores, downtown apartment or hotel. In order to close out the estate the heirs have authorized us to accept the low price of \$6 per foot, \$10 and \$12 per foot is asked for surrounding properties. INVESTORS AND CAPITALISTS, TAKE NOTICE. This opportunity will never occur again in this section, as values are increasing.

Thos. J. Fisher & Co. (INCORPORATED), 1414 F Street N. W. EXCLUSIVE AGENTS.



THE SOLANO, Unique Design, Giving Appearance of Private Residence.

GROUND SOLD OWNED BY ESTATE OF DON CAMERON

Sixteen lots belonging to the estate of the late Senator J. Donald Cameron, of Pennsylvania, and which is the last of his large holdings in this city, have been sold by Leonard L. Nicholson, of the firm of William Corcoran Hill, in conjunction with Thomas J. Fisher Company, for approximately \$20,000. The ground is a part of the subdivision of Kalorama and is located in separate parcels on different parts of that section. Already five of the lots have been resold and the remaining ones are in good demand, as they are in a section for which there is much call.

HANDSOME DWELLING ON TWENTY-SECOND STREET

J. H. Crawford has taken out a permit to build a four-story brick dwelling at 1815 Twenty-second street northwest. The architect, A. B. Mullet & Co., have been fortunate in securing special effects in the design of the house, which will make it one of the noticeable ones of that locality. The estimated cost is \$15,000.

Bargains Low-Priced Houses Homes-Investments

- Northwest.**
\$3,000—Nearly new; west of 7th st., 2 stories; cellar; 6 rooms and bath; furnace heat. A real nice home.
\$3,850—Mt. Pleasant; 7 rooms; bath, cellar, furnace; lot alone worth the price; 25 by 150 to alley.
\$3,500—13th st., nearly new; 2 stories; cellar, refrigerator hall, furnace heat, cabinet mantels; room for stable.
\$3,250—New; west of 9th; 6 rooms and bath; \$100 cash; \$20 a month. Rents for \$22.50.
\$3,900—A neat 7-room bay-window dwelling on 15th st., near R st., house in first-class condition; new plumbing and porcelain tub.
\$4,000—Great bargain on R. I. ave. n.w.; house cost \$5,000 to build; 3 rooms; 2 bay-windows; automobile shed.
73 Seaton St. N. W.
This pretty little house is going to be sold right soon; reasonable terms can be made; 2 stories and cellar; 6 rooms; tiled bath; cabinet mantels.
\$4,000—Near the 9th st. car dwelling, with 4 rooms on each one of the floors; cellar under the entire house; furnace heat; lot 20x100; less than the house could be built for.
\$4,650—S st., near 15th st., 8-room brick dwelling; a cheap house lot 15x100 to an alley. One of the best locations we know of for a low-priced house.
\$3,100—A neat 6-room brick; on 10th st. n.w., near M; good condition, bath, sanitary plumbing. Rents for \$25.
\$3,600—12th st. n.w., near K; 8 rooms and bath; rents \$23. A low price for such a central location.
\$3,000—8th st., near P; 6-room brick dwelling; near schools, churches, stores, and cars.
\$3,650—1st st. n.w., near R; 9 rooms; room for a stable. Must be sold to settle estate.
\$3,850—South of M; a splendid home; 2 stories; cellar; 7 very large rooms and bath; lot 20 by 95; side and rear alleys.
Northeast and Southeast.
\$1,500—New; E st. n.e.; 7 rooms and bath; tiled bath; HOT WATER HEAT.
\$2,900—A pretty 7-room house with cellar; lot 15x50. Alley well constructed.
\$4,150—8-room brick, on F st. n.e.; good lot. A low price for a large house.
A Sacrifice.
Reduced to \$3,250. Owner must realize \$100 at once.
CHOICE LOCATION.
Near 6th and A n.e. Reduced from \$4,500. \$5,000 refused a short time ago. 2 stories; cellar; parlor, library, dining-room, pantry and kitchen on 1st floor; 3 bedrooms and bath on 2d; furnace heat; lot 23x120; alley.
House and Stable.
5th st. n.e.; well built, well arranged; 4 large rooms on each floor; cellar under entire house; furnace heat; lot 15x130; alley paved. Cheap at \$5,250.
Out-of-Town Owner.
Must sell; will accept as little as \$3,150; a full 3-story 3-room brick; handsome front; of modern house; near 6th and A sts. A GOOD HOME.
A Cheap Corner.
Only 4,000; 3 stories; southern and eastern exposure; between Pa. ave. and A st.; 9 rooms; modern plumbing; porcelain tub; splendid repair.
Corner of Alley.
Side windows; 4 rooms deep on 2 floors; only \$4,500; near 9th and B sts. A WELL-BUILT HOUSE; furnace heat; MUST BE SOLD.
Only \$3,750.
Near 4th and B n.e.; all large rooms; 20x100; alley; J.C. THE SECTION FOR A GOOD HOME. High, healthy, convenient.
Massachusetts Avenue.
\$3,500—A low price for a nice home on this beautiful ave.; wide parking, good condition. A pleasant, comfortable home; bright, open, sunny.
8-Room House.
\$3,500—Near 7th and D; 4 rooms on each floor; good condition, wide parking. House would cost more to build.
A Cheap Corner.
\$3,550—Near 7th and M. ave.; 8 rooms and bath; 3 bay windows. House in first-class condition.
Hot-Water Heat.
Only \$4,500—8th st. n.e.; a well-built, nearly new house; 2 stories; cellar. This is a beautiful home. See it! It will please you.
Near Sixth and A S. E.
\$3,500—9 rooms, cellar, furnace; splendid condition; electric lights. Lot 15x130. Alley.
A S. E. Near Fourth.
8 rooms, all large; many large closets; beautifully papered; lot 15x110. Alley.
Brown-Stone Dwelling.
Near East Capt. st., \$5,150; reduced from \$7,000; 9 rooms. A very handsome house.
Near Library.
\$5,000—Modern 8-room dwelling; 2 stories, cellar, furnace, tiled bath.

SALE OF LARGE TRACT ON COLUMBIA HEIGHTS

Purchaser Will Immediately Improve With Fifteen Handsome Houses at a Total Cost of \$150,000.

An important sale of a large tract of desirable residential property has just been made through the office of A. F. Fox Company, who have sold to L. E. Breuninger fifteen lots at the south side of Irving street, between Thirteenth and Fourteenth streets, Columbia Heights having a frontage of 232 feet. The tract contains 37,000 square feet of ground and was used for a time by the baseball club of the Church League, prior to the move to their present location at the head of Fourteenth street. The purchase price is quoted at \$25,000 and is considered very reasonable as ground in that locality has rapidly enhanced in value during the past three years. The section is being rapidly built up with fine dwellings and it is intended to make the new buildings a handsome improvement to the locality. Mr. Breuninger will immediately begin the erection of eight houses, to be followed by seven more in a short time, and has instructed Architect N. R. Ordlin to prepare designs. The total expenditure is expected to approach close to \$150,000 and ground will be broken in July, the houses will be ready for occupancy in the late fall.

NEW COLONIAL HOME FOR MR. TURNER AT PETWORTH

Alfred Turner, of 3309 Brightwood avenue, has moved to his new home, 4200 Illinois avenue, Petworth. The house is of the Colonial type, containing ten rooms, and all modern improvements.



A. H. DEIKE, Takoma Park, D. C.

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